

Send Tax Notice To:

Tim Clark

~~2 Pierchase Office Plaza, Unit 200, Birmingham, AL 35244~~

PO Box 360086
BIRMINGHAM, AL 35236



20160628000225400 1/3 \$118.00
Shelby Cnty Judge of Probate, AL
06/28/2016 04:31:06 PM FILED/CERT

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STATE OF ALABAMA

COUNTY OF **Shelby**

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **\$97,980.00 (Ninety Seven Thousand Nine Hundred Eighty Dollars and Zero Cents)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **Wells Fargo Bank, N.A.** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Tim Clark** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

Being the same property as conveyed from The City of Calera, County of Shelby, and State of Alabama. Lot 613, according to the survey of Savannah Point Sector VI, as recorded in map Book 30, Page 41, in the Probate Office of Shelby County, Alabama. Tax ID # 22 931 2 004 013

Prior instrument reference: **#20160224000056870** of the Public Records of the **Judge of Probate** of **Shelby** County, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

Grantee's Name Tim Clark

Mailing Address

Mailing Address PO Box 360086 Birmingham AL 35236

Property Address 384 Savannah Circle Calera, AL 35040

Date of Sale 06/24/2016
Total Purchase Price \$97,980.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract (checked)
Closing Statement
Appraisal
Other

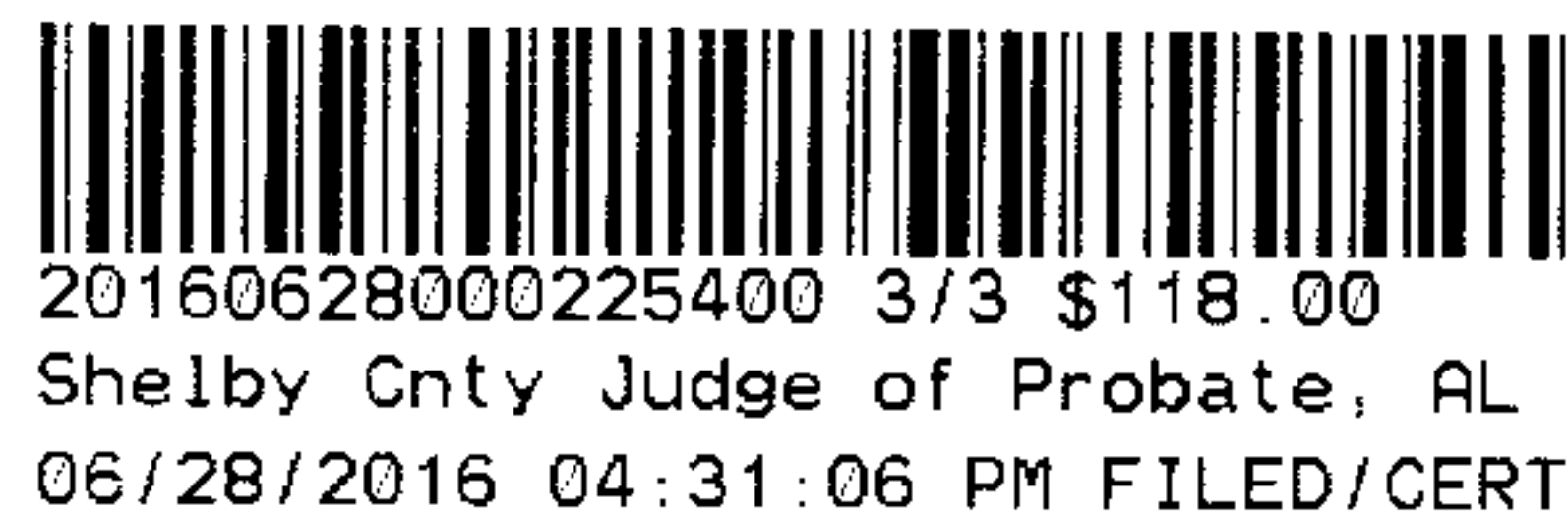
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.



Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 06/24/2016

Print Tim Clark

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one